



APPLICATION ACCEPTED: October 14, 2014
ADMIN. MOVE AT APPLICANTS REQUEST
BOARD OF ZONING APPEALS: April 22, 2015 @ 9:00 a.m.

County of Fairfax, Virginia

April 15, 2015

STAFF REPORT

SPECIAL PERMIT SPA 83-L-100-04

LEE DISTRICT

APPLICANT: SCI Virginia Funeral Services, Inc.

ZONING: R-4

LOCATION: 6600 South Kings Highway, Alexandria, 22306

ZONING ORDINANCE PROVISIONS: 8-201, 8-203, 8-204

TAX MAP: 92-2 ((1)) 23

AREA: 51.2 acres

PLAN MAP: Public Facilities, Governmental and Institutional

SPECIAL PERMIT PROPOSAL: To amend SP 83-L-100, previously approved for a cemetery, to permit site modifications to allow the relocation of a mausoleum.

STAFF RECOMMENDATION:

Staff recommends approval of SPA 83-L-100-04 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Laura B. Arseneau

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

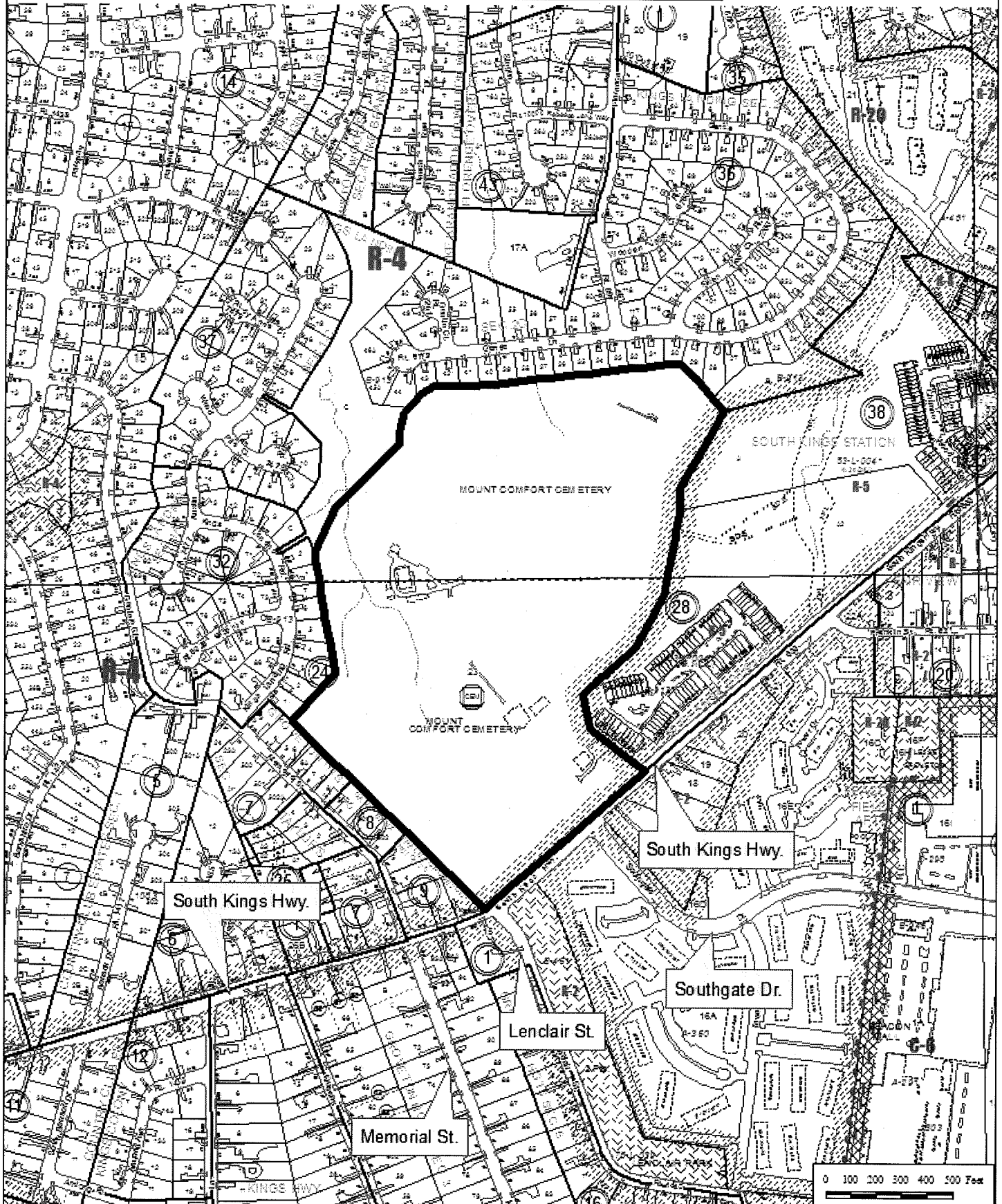
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit Amendment

SPA 83-L-100-04
SCI VIRGINIA FUNERAL SERVICES, INC.

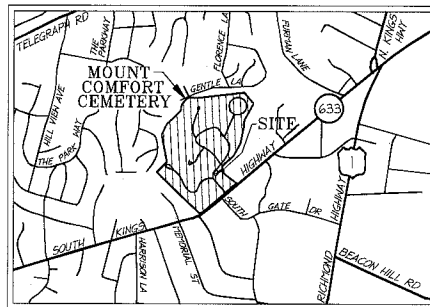


MOUNT COMFORT CEMETERY

SPECIAL PERMIT AMENDMENT

ZONING REQUIREMENTS

EXISTING ZONE:	R-4
MAXIMUM BUILDING HEIGHT REQUIRED: (PER R-4 ZONE)	60 FEET
PROPOSED MAUSOLEUM BUILDING HEIGHT: (COMMUNITY MAUSOLEUM PER SPA 83-L-100-3)	22.5 FEET
PROPOSED MAUSOLEUM BUILDING HEIGHT: (FAMILY MAUSOLEUM)	16 FEET
MINIMUM YARD REQUIREMENTS:	
FRONT YARD: CONTROLLED BY A 35° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET	
SIDE YARD: CONTROLLED BY A 30° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET	
REAR YARD: CONTROLLED BY A 30° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET	
MAXIMUM FLOOR AREA RATIO:	30% (PER R-4 ZONE)
EXISTING GROSS FLOOR AREA (GFA)	± 19,316 SQUARE FEET
PROPOSED GFA (SPA 83-L-100-3)	± 12,018 SQUARE FEET
3 MAUSOLEUMS AT 4,006 SF EACH	
PROPOSED GFA (FAMILY MAUSOLEUM)	± 440 SQUARE FEET
TOTAL GFA	± 30,774 SQUARE FEET
TOTAL FLOOR AREA RATIO:	± 1.4%
MAXIMUM TOTAL SITE AREA = (30,774 / 2,230,757) * 100%	
LIMITS OF DISTURBANCE:	2,065 SQUARE FEET
PARKING:	
FULL TIME SALES EMPLOYEES	9 SPACES
ADMINISTRATIVE OFFICE BUILDING GFA: REQUIRED	1,953 SF 7 SPACES
OFFICE, PER ZONING ORDINANCE 11-104	
3.6 SPACES PER 1000 SQUARE FEET GFA	
PROVIDED PARKING: BEHIND OFFICE: 9 FRONT OF OFFICE: 3	12
MAINTENANCE EMPLOYEES: PROVIDED PARKING:	5 (WITHIN MAINTENANCE YARD)



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

- OWNER: SCI VIRGINIA FUNERAL SERVICES
P/O/A IPS, VIRGINIA, INC.
P/O/A LOTZ FUNERAL HOME SERVICES
D/B/A MOUNT COMFORT CEMETERY
4600 SOUTH KINGS HIGHWAY
ALEXANDRIA, VA 22304
- THIS SUBMISSION SERVED AS A PLAN TO PROPOSE A NEW MAUSOLEUM STRUCTURE ON THE SUBJECT PROPERTY. THERE IS A CURRENT SPA GOVERNING THE SUBJECT PROPERTY, SPA# 83-L-100-3, APPROVED 11/22/1996. ALL PREVIOUS REQUIREMENTS SHOWN IN SPA# 83-L-100-3 SHALL BE MAINTAINED WITH THIS PLAN.
- ADDRESS: 4600 SOUTH KINGS HIGHWAY
ALEXANDRIA, VA 22304
- TAX MAP / PARCEL INFO: 92-2 (111), PARCEL 23
- SITE AREA: 2,230,757 SQUARE FEET OR 51.2 ACRES
- THIS SITE IS LOCATED WITHIN THE CAMERON RUN WATERSHED. THE HYDROLOGIC FEATURES ON SITE ULTIMATELY DRAIN IN TO POTOMAC RIVER, WHICH IS HYDROLOGIC UNIT CODE (HUC) 02070002.
- ZONED: R-4
- USE/DEVELOPMENT: CEMETERY
- THE HORIZONTAL DATUM SHOWN HEREON IS THE VIRGINIA COORDINATE SYSTEM (NAD 83) AND VERTICAL DATUM IS (NGVD 29). THE DATUMS WERE ESTABLISHED FROM A CONTROL SURVEY COMPLETED IN THE FIELD ON JULY 7, 2004 UTILIZING FAIRFAX COUNTY CONTROL MONUMENTS MEMORIAL NO. 1 (1966) AND PIE CONTROL NO. 1 (1966).
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY COMPLETED BY christopher consultants, LLC DATED AUGUST 11, 2014. THE LIMITS OF THIS SURVEY ARE SHOWN ON SHEET 02. THE REMAINDER OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM AVAILABLE FAIRFAX COUNTY GIS INFORMATION.
- BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A BOUNDARY SURVEY PREPARED BY ALEXANDRIA SURVEYS, INC. DATED OCTOBER 9, 1992 AND ENTITLED "BOUNDARY SURVEY OF THE MOUNT COMFORT CEMETERY, BEING THE PROPERTY NOW IN THE NAME OF LOTZ FUNERAL HOMES INC." THIS INFORMATION WAS PROVIDED BY SUMTERLAND LAND SURVEYING INC.
- THE STREAM FEATURES PRESENTED ON THIS PROPERTY WERE FIELD LOCATED BY christopher consultants, LLC IN DECEMBER OF 2008. STREAMS AND WETLANDS WERE DELINEATED AND SURVEYED BY christopher consultants, LLC IN JUNE 2009. NO WETLAND IMPACTS ARE PROPOSED WITH THIS PLAN. ALL WETLANDS PERMITS REQUIRED BY LAW SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES IN ANY AREAS REQUIRING SUCH PERMITS.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND PROPERTY OWNER, THIS PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, INCLUDING THE ADOPTED COMPREHENSIVE PLAN FOR THE COUNTY UNLESS SPECIFICALLY NOTED.
- NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY AND STORM SEWERS.
- PARKING AND LOADING SPACES: THERE IS NO REQUIREMENT FOR CEMETERY USED PER ZONING ORDINANCE SECTION 11-104. CUSTOMER PARKING SHALL CONTINUE TO BE ACCOMMODATED ON THE LONG DRIVEWAYS THROUGHOUT THE CEMETERY. PARKING FOR CEMETERY EMPLOYEES IS PROVIDED AT THE ADMINISTRATION OFFICE AND MAINTENANCE YARD.
- THERE ARE NO FLOODPLAINS LOCATED ON THIS SITE, AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION AND FAIRFAX COUNTY. THERE IS A RESOURCE PROTECTION AREA (RPA) AS SHOWN ON THE MAP Delineating Chesapeake Bay PRESERVATION AREAS OF FAIRFAX COUNTY, FFX CO. 4006-RPA-02. THE REMAINDER OF THE SITE IS A RESOURCE MANAGEMENT AREA (RMA), AS PER THE COMPREHENSIVE PLAN, THERE ARE NO ENVIRONMENTAL QUALITY CORRIDORS LOCATED ON THIS PROPERTY.
- PER THE COMPREHENSIVE PLAN, THERE IS A TRAIL PLANNED FOR THE CEMETERY FRONTAGE ALONG SOUTH KINGS HIGHWAY. RIGHT-OF-WAY DEDICATION IS NOT REQUIRED. NO ADDITIONAL FRONTAGE IMPROVEMENTS ARE REQUIRED.
- STORM WATER MANAGEMENT NOT REQUIRED PER FAIRFAX COUNTY CODE 10A-1-7 (4) FOR THE PROPOSED IMPROVEMENTS SHOWN WITHIN THIS SPA. - THE PROPOSED DISTURBANCE IS LESS THAN 2,500 SF, THEREFORE AN EXEMPTION AS DEFINED BY THE CODE IS APPLICABLE.
- PER FAIRFAX COUNTY RECORDS, THE SUBJECT PROPERTY IS NOT LOCATED IN ANY IDENTIFIED OVERLAY DISTRICTS.
- THERE ARE NO EXISTING BURIALS OR GRAVES WITHIN THE LIMITS OF CONSTRUCTION. THERE ARE NO ADVERSE IMPACTS ANTICIPATED TO EXISTING BURIALS OR GRAVES AS A PART OF THIS PLAN. THERE ARE EXISTING BURIALS LOCATED WITHIN THE FIRST 50 FEET FROM THE SOUTH KINGS HIGHWAY STREET LINE ON BOTH SIDES OF THE CEMETERY ENTRANCE. THESE BURIALS SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE APPLICANT.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND PRIVATE SEPTIC FACILITIES. THE EXISTING SEPTIC FIELD LOCATION BEHIND THE ADMINISTRATION OFFICE SHOWN HEREON IS APPROXIMATE AND IS BASED ON THE LOCATION SHOWN IN THE APPROVED SPA (83-L-100-3) PREPARED BY ALEXANDRIA SURVEYS, INC. AND APPROVED ON 11/22/1996.
- TRANSITIONAL SCREENING & BARRIER:
 - A MODIFICATION IS HEREBY REQUESTED OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE EASTERN PROPERTY BOUNDARY BETWEEN THE PROPOSED FAMILY MAUSOLEUM AND SOUTH KINGS STATION SUBDIVISION, AS NOTED BELOW IN ACCORDANCE WITH ZD 19-306.3. WHERE A CEMETERY IS CONSIDERED A TYPE 5 COMMUNITY USE ADJACENT TO A TYPE 3 USE (ATTACHED SINGLE FAMILY DWELLING), A TRANSITIONAL SCREENING TYPE 1 BUFFER IS REQUIRED. AN EXISTING 6" ELECTRICAL EASEMENT IS LOCATED ALONG THE PROPERTY LINE WITH THE ADJACENT TOWNHOUSE SUBDIVISION, RESTRICTING THE ABILITY TO PROPOSE ANY PERMANENT STRUCTURES OR LANDSCAPING, IN LIEU OF THE STANDARD TRANSITIONAL SCREENING. A PLANTING BUFFER IS PROPOSED ALONG THESE SIDES OF THE FAMILY MAUSOLEUM COMPRISED OF SHRUBS AND EVERGREEN TREES AT LEAST SIX (6) FEET IN HEIGHT DESIGNED TO MATCH THE SCALE AND SIZE OF THE MAUSOLEUM WHILE ALSO MINIMIZING ANY ADVERSE IMPACTS. SEE SHEET 3 FOR LANDSCAPE PLAN AND PLANTING SCHEDULE.
 - THERE ARE NO OTHER REQUESTS TO MODIFY THE TRANSITIONAL SCREENING REQUIREMENTS, WHERE THE EXISTING VEGETATION ALONG ALL ADJACENT LOT LINES SHALL BE DELETED TO SATISFY TRANSITIONAL SCREENING REQUIREMENTS.
 - THERE ARE NO REQUESTS TO MODIFY THE BARRIER REQUIREMENTS, WHERE NO ADDITIONAL BARRIERS SHALL BE REQUIRED AROUND THE PERIMETER OF THE SITE.
 - THERE ARE NO REQUESTS TO MODIFY THE TRANSITIONAL SCREENING REQUIREMENT WHERE EVERGREEN PLANTINGS, AT LEAST SIX (6) FEET IN HEIGHT, SHALL BE PROVIDED BETWEEN THE PREVIOUSLY APPROVED COMMUNITY MAUSOLEUMS AND ADJACENT NEIGHBORHOODS AND BETWEEN THE MAUSOLEUMS AND SOUTH KINGS HIGHWAY TO SCREEN THESE USES FROM THE VIEW OF NEIGHBORING RESIDENCES.
- TREE CANOPY COVERAGE: THERE ARE NO REQUESTS TO MODIFY THE CURRENT TREE CANOPY COVERAGE REQUIREMENT, WHERE EXISTING VEGETATION TO BE PRESERVED UNLESS OTHERWISE NOTED.

SHEET INDEX

- COVER SHEET
- OVERALL PLAN
- SPECIAL PERMIT AMENDMENT

FIRST SUBMISSION: AUGUST 8, 2014
SECOND SUBMISSION: FEBRUARY 11, 2014

DATE	REVISION
2/11/15	COUNTY COMMENTS

PROJECT NO: 07070.006.00
SCALE: AS SHOWN
DATE: 2014-08-08
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DRAWING/TS: [blank]
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SHEET No: 01 of 03

CIVIL ENGINEER

christopher consultants

engineering · surveying · land planning
9900 main street (fourth floor) Fairfax, VA 22031-3907
703.273.6820 · fax 703.273.7636

CONTACT: BRENDA BARGER
brendabarger@ccl-eng.com

OWNER

SCI VIRGINIA FUNERAL SERVICES
D/B/A MOUNT COMFORT CEMETERY
6600 SOUTH KINGS HIGHWAY
ALEXANDRIA, VA 22304

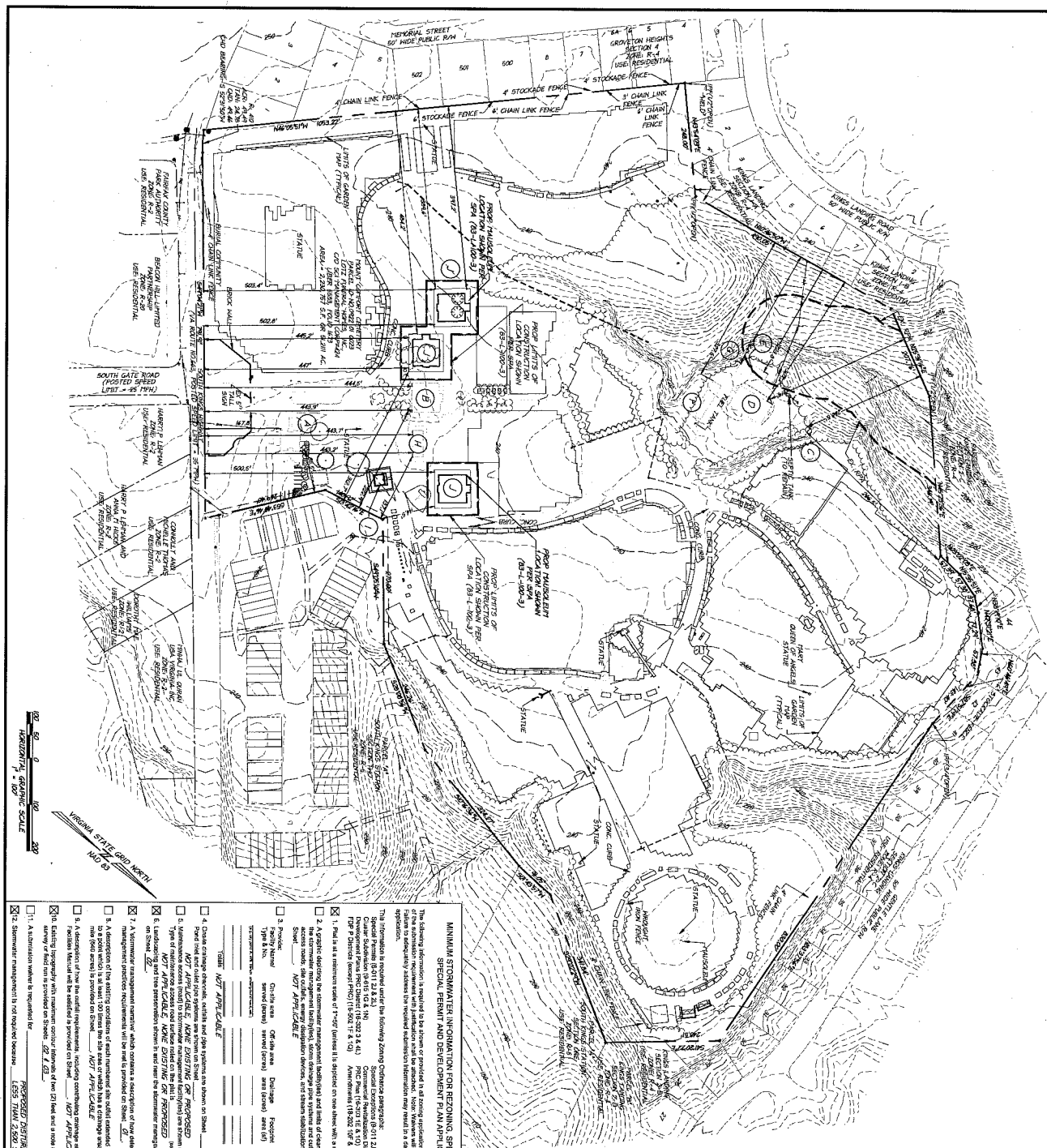
CONTACT: RALPH DE STEFANO, MARKET DIRECTOR
PHONE: 703-765-3800

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9900 main street (fourth floor) · Fairfax, VA 22031
703.273.6820 · fax 703.273.7636



COVER SHEET

MOUNT COMFORT CEMETERY
SPECIAL PERMIT AMENDMENT
LEE DISTRICT, FAIRFAX COUNTY, VIRGINIA



EXISTING STRUCTURES

- STRUCTURE A:** 3' H, 17' W, 17' D. ADMINISTRATION BUILDING (INTS). BUILT: CANADA 1968.

STRUCTURE B: 22' H, 16' W, 16' D. EXISTING. MULTISTORY (INTS). BUILT: CANADA 1962.

STRUCTURE C: 25' H, 24' W, 24' D. EXISTING. BUILDING (INTS). HEIGHT: 4.3' M. BUILT: CANADA 1962.

STRUCTURE D: 50' H, 40' W, 40' D. EXISTING - PLANT/FACTORY. BUILDING (INTS). BUILT: CANADA 1964.

STRUCTURE E: 22' H, 22' W, 22' D. EXISTING. CENTRALIZATION BUILDING. HEIGHT: 1.05'. BUILT: CANADA 1965.

STRUCTURE F: 18' H, 16.5' W, 16.5' D. EXISTING. SHED. HEIGHT: 11.4'. BUILT: CANADA 1962.

STRUCTURE G: 14' H, 13' W, 13' D. EXISTING. SLITTING ROOM (INTS). HEIGHT: 1.4'. BUILT: CANADA 1964.

STRUCTURE H: 57' H, 42' W, 42' D. EXISTING. BUILDING (INTS). HEIGHT: 4.8'. BUILT: CANADA 1967.

STRUCTURE I: 22' H, 16' W, 16' D. EXISTING. MULTISTORY. HEIGHT: 16.4'. BUILT: CANADA 1962.

STRUCTURE J: 22' H, 16' W, 16' D. EXISTING. MULTISTORY. HEIGHT: 16.4'. BUILT: CANADA 1962.

STRUCTURE K: 22' H, 16' W, 16' D. EXISTING. MULTISTORY. HEIGHT: 16.4'. BUILT: CANADA 1962.

STRUCTURE L: 22' H, 16' W, 16' D. EXISTING. MULTISTORY. HEIGHT: 16.4'. BUILT: CANADA 1962.

PROPOSED STRUCTURES

-
- Technical drawings of two parts, labeled 1 and 2. Part 1 is a rectangular plate with dimensions: width 24.3 inches, height 16.6 inches, and a small circular feature with a diameter of 0.17 inches. Part 2 is a rectangular plate with dimensions: width 22.3 inches, height 16.6 inches, and a small circular feature with a diameter of 0.17 inches. Both parts are labeled 'PROP. FAMILY' and 'MATERIAL'.

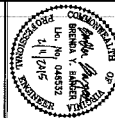
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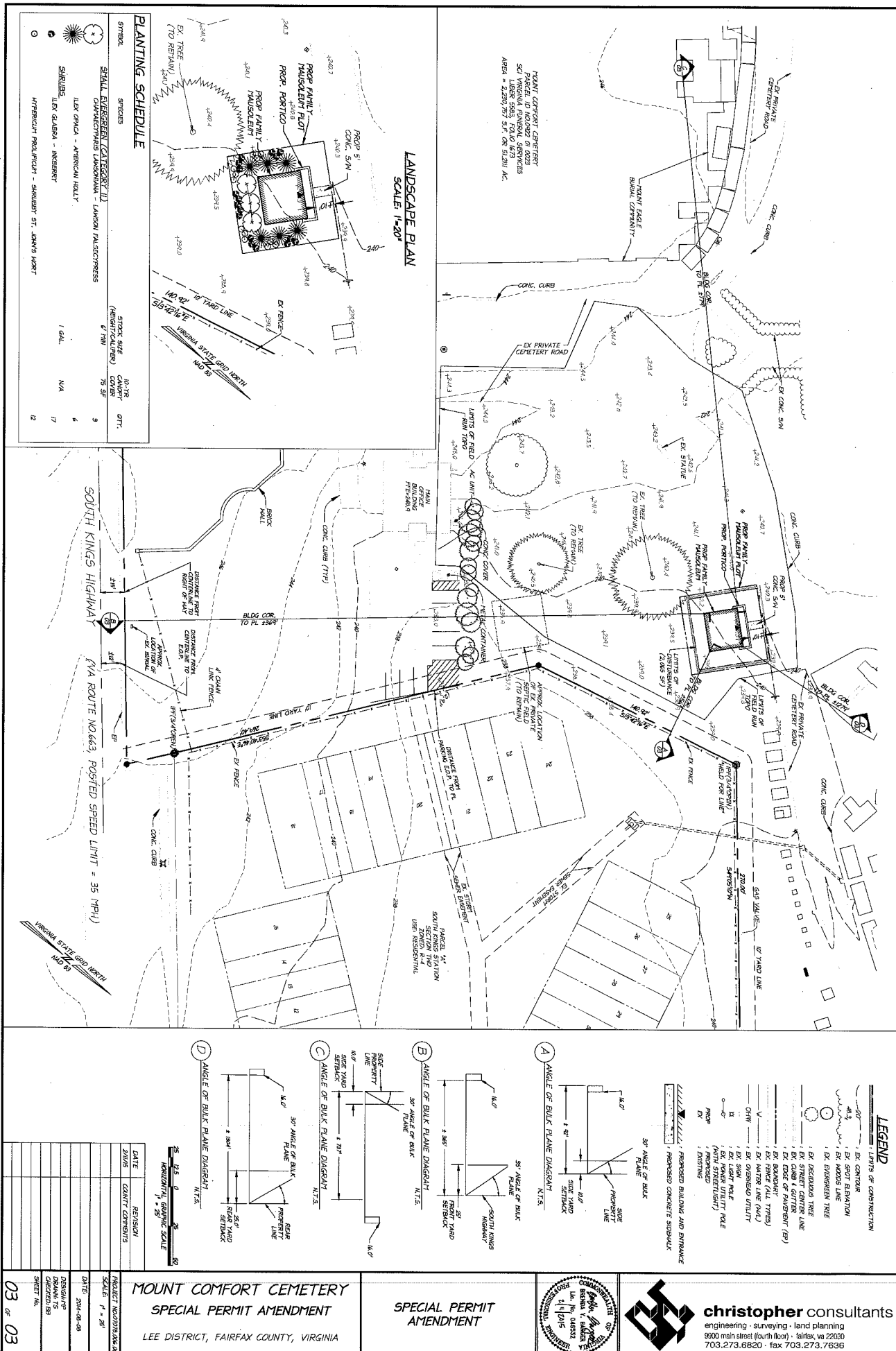
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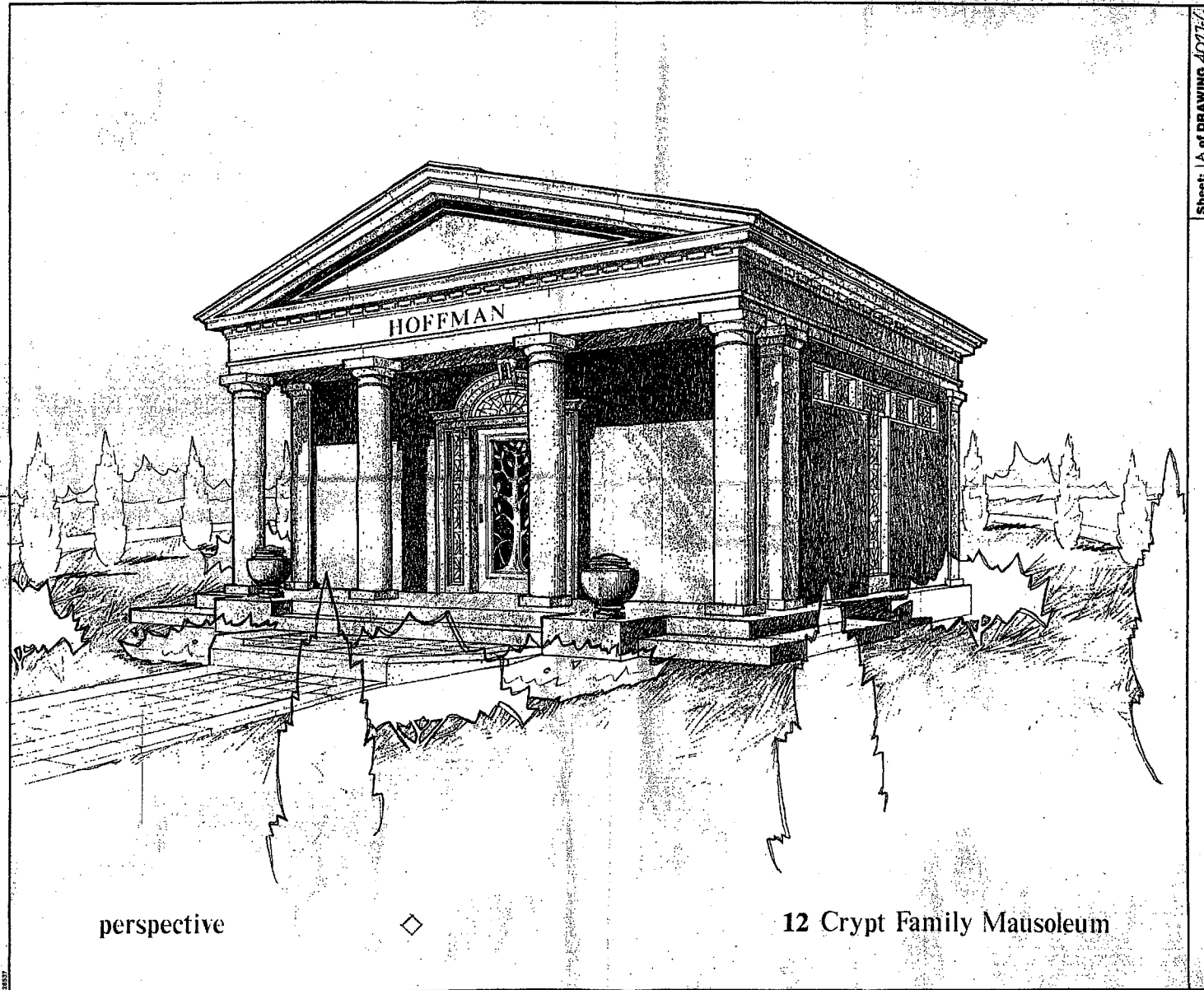
MOUNT COMFORT CEMETERY
SPECIAL PERMIT AMENDMENT
LEE DISTRICT, FAIRFAX COUNTY, VIRGINIA

OVERALL PLAN



christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) · fairfax, va 22030
703.273.6820 · fax 703.273.7636





Sheet: 1A of DRAWING 4027-C

12 WA

C-3748

RECEIVED
Department of Planning & Zoning
SEP 18 2014
Zoning Evaluation Division

DESCRIPTION OF THE APPLICATION

The applicant requests approval of an amendment to SP 83-L-100, previously approved for to Mount Comfort Cemetery, to allow the relocation of an off-site mausoleum.

The applicant proposes to relocate an existing family mausoleum currently located in the City of Alexandria. The mausoleum contains 440 square feet and has space for 12 internments. The mausoleum will be located in the southeastern section of the cemetery to the north of the administrative office building. The mausoleum is constructed with granite and concrete and approximately 16 feet in height.

Size of Cemetery: 51.2 acres

Employees: 12 per shift

Hours of Operation: 7:30 a.m. – 4:30 p.m.
Monday through Saturday

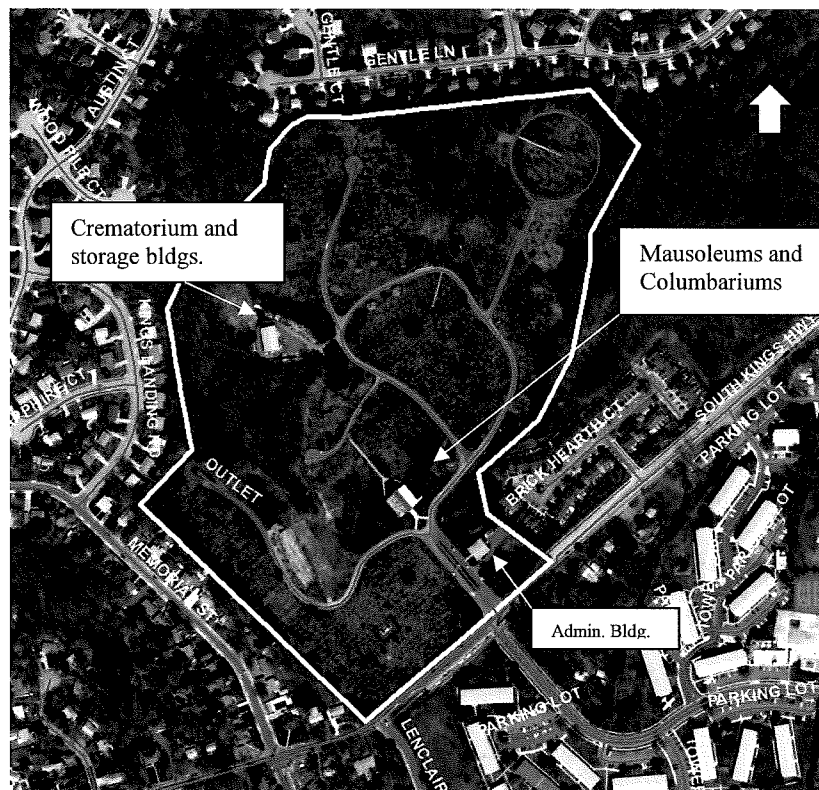
Special Permit Plat (Copy at front of staff report)

Title of SP Plat: Mount Comfort Cemetery, Special Permit Amendment
Prepared By: Brenda Y. Barger, P.E.
Dated: February 11, 2015

CHARACTER OF THE SITE AND SURROUNDING AREA

The subject site is located west of Route 1 and north of South Kings Highway. The site has one vehicular access point on South Kings Highway.

Existing structures on site include an administration building, a mausoleum, a storage building, a maintenance building, a crematorium, a shed, and a sitting room.



Surrounding Area Description

Direction	Use	Zoning
North	Residential, Single Family Detached	R-4
East	Residential, Single Family Attached	R-5
South	Multifamily Residential	R-20
	Residential, Single Family Detached	R-2
West	Residential, Single Family Detached	R-4

Waivers and Modifications Requested

Waivers for barriers and transitional screening along all lot lines were granted with the approval of SPA 83-L-100-2. However, additional landscaped screening is recommended around the mausoleum and a proposed development condition has been included to address this concern.

BACKGROUND

- April 23, 1945- The Board of Zoning Appeals (BZA) approved Special Permit #227 to allow a cemetery to be developed on 34 acres of a 134 acre tract.
- November 25, 1947- The BZA denied Special Permit #186 to allow the cemetery to be expanded from 34 to 157 acres. However, on December 17, 1947, the Board of Supervisors overturned the BZA decision and approved the Special Permit.
- March 6, 1984- The BZA approved Special Permit S-83-L-100 to permit the addition of a crematorium on 51.2 acres.
- December 10, 1985 -The BZA approved special permit amendment SPA 83-L-100-1 to permit the construction of a mausoleum.
- September 29, 1992- The BZA approved SPA 83-L-100-2 to permit the replacement of the existing maintenance/administration facility.
- November 12, 1996- The BZA approved SPA 83-L-100-3 to permit additional mausoleums, site modifications and a trailer.

A copy of the resolution and approved plat for SPA 83-L-100-3, which currently governs the site, is attached as Appendix 4.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area IV
Planning Sector: Rose Hill, Mount Comfort Community Planning Sector (RH6)
Plan Map: Public Facilities, Governmental and Institutional

Zoning Ordinance Requirements (Appendix 7)

The application must meet all of the following standards:

- *Sect. 8-006* General Special Permit Standards
- *Sect. 8-203* Standards for All Group 2 Uses
- *Sect. 8-204* Additional Standards for Columbariums, Mausoleums and Crematories

Special Permit Requirements

General Special Permit Standards (Sect. 8-006)

General Standards 1 and 2 require that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan and with the general purpose and intent of the applicable zoning district regulations.

The Comprehensive Plan currently recommends public facilities, governmental or institutional uses for the subject site. Staff finds that the proposed use and intensity are in harmony with the Comprehensive Plan and meets all applicable R-4 District regulations.

General Standard 3 requires that the proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan.

The applicant is proposing the relocation of an existing mausoleum from another location to the cemetery. In order to ensure the structure has minimal visual impact on the nearby townhouse community, the Urban Forestry Management Division (UFMD) has recommended screening between the mausoleum and the townhouse community. The applicant has provided landscaping around the proposed mausoleum to address this concern. Therefore, the mausoleum structure and its placement on the site will not adversely affect the use or development of neighboring properties.

General Standard 4 requires that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

In staff's opinion, the proposal will have a minimal impact on traffic conditions in the neighborhood.

General Standards 5, 6, 7 and 8 require landscaping, screening, open space, adequate utility, drainage, parking, loading, and signage to be regulated in accordance with the Zoning Ordinance; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

There are no proposed changes to the existing parking, landscaping, open space, drainage, and loading area. Any signage would be required to conform to Zoning

Ordinance provisions. Staff believes that these Standards have been met.

Standards for All Group 2 Uses (Sect. 8-203)

General Standard 1 requires that the uses shall comply with the provisions set forth in Chapter 3, of Title 57 of the Code of Virginia.

This section of the Code of Virginia relates to cemeteries. The applicant is responsible for meeting these requirements. Staff believes that the proposed placement of a mausoleum on the property does not violate any of the standards of this requirement.

General Standard 2 requires that all uses shall comply with the lot size and bulk regulations of the zoning district in which it is located, but in no instance shall an internment in any facility for the disposal of the dead be made within 50 feet of a street line.

The existing cemetery meets all lot size and bulk regulations of the R-4 district. However, during staff's consultations with the Fairfax County Department of Transportation (FCDOT) it was found that there were internments within 50 feet of a street line with violates this standard. The issue was addressed and discussed and found that the internments within 50 feet of the street line were considered non-conforming as they were in place before this standard was a requirement. Please see the FCDOT analysis section of this report for additional information.

General Standard 3 requires that all use shall comply with the performance standards specified for the zoning district in which located.

The cemetery and mausoleum use comply with all R-4 district standards.

General Standard 4 requires that before establishment, all uses shall be subject to Article 17, Site Plans.

A development condition is proposed to address this concern.

Additional Standards for Columbariums, Mausoleums and Crematories (Sect. 8-204)

General Standard 1 requires that no columbarium or mausoleum shall be located closer than 50 feet to any lot line.

The proposed mausoleum will be located 56.0 feet from the closest property line.

General Standard 2 requires that no crematory shall be located closer than 250 feet to any lot line.

The crematorium is not being modified or relocated with this proposal; its location meets this standard.

General Standard 3 requires that crematories shall meet all applicable federal, state and local emission control standards for incinerators.

The crematorium is not being modified or relocated with this proposal.

Urban Forestry Analysis (Appendix 5)

Staff recommended that the applicant add landscaping between the proposed mausoleum and the neighboring townhouse community. The applicant and staff agreed that newly installed landscaping immediately surrounding the mausoleum would provide adequate screening. The proposed landscaping plan is included in the front of the staff report.

Fairfax County Department of Transportation Analysis (FCDOT) (Appendix 6)

Two waivers have been filed with FCDOT to waive trail requirements and right of way dedication.

Related to the trail requirement waiver, staff found that there is an existing dirt footpath used by pedestrians along the cemetery frontage to the north of the driveway entrance. Staff has recommended a walkway connection in this location. The applicant has agreed to construct a five foot wide sidewalk in this location (with an appropriate sidewalk easement) and a proposed development condition has been included to address this concern.

During the case review, it was found that a number of burial sites were located within the 50 foot setback from the street as required by Fairfax County. This is related to the second FCDOT waiver requested for the right of way dedication. The cemetery was established before the implementation of this requirement and therefore is deemed non-conforming.

CONCLUSION

With the implementation of the proposed development conditions, staff believes that the request is in conformance with the applicable Zoning Ordinance provisions and is consistent with the Comprehensive Plan.

RECOMMENDATION

Staff recommends approval of SPA 83-L-100-04 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification and select file photos
3. Affidavit
4. Approved Resolution and Plat for SPA 83-L-100-04
5. Urban Forestry Comments dated April 3, 2015
6. Fairfax County Dept. of Transportation Comments dated April 3, 2015
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SPA 83-L-100-04****April 15, 2015**

If it is the intent of the Board of Zoning Appeals to approve SPA 83-L-100-04 located at Tax Map 92-2 ((1)) 23 to amend SP 83-L-100 to permit site modifications and to allow the relocation of a mausoleum under Sects. 8-203 and 8-204 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved conditions are marked with an asterisk (*). Modified conditions are underlined.

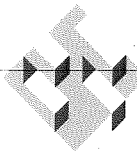
1. This approval is granted to the location indicated on the application, 6600 South Kings Highway (51.21 acres), and is not transferable to other land.*
2. This special permit is granted only for the purposes, structures and/or uses indicated on the special permit plat titled, "Mount Comfort Cemetery, special Permit Amendment," drawn by Brenda Y. Barger, P.E., of Christopher Consultants dated February 11, 2015, provided by the applicant, approved with this application, as qualified by these development conditions.*
3. A copy of this special permit and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.*
5. Evergreen plantings, at least six (6) feet in height, shall be provided between the crematorium and mausoleums and adjacent neighborhoods, between the mausoleums and South Kings Highway and between the trailer and the adjacent neighborhood. The purpose of such plantings shall be to screen these use from view of the neighboring residences. The exact type and location of the planting shall be determined by the Director of DPWES. The existing vegetation along all lot lines shall be deemed to satisfy transitional screening and barrier requirements.*
6. No additional barriers shall be required around the perimeter of the site.*
7. Transitional screening requirements around the perimeter of the site shall be

satisfied by existing vegetation.*

8. The maintenance yard area and road leading to the crematorium shall be paved.*
9. Any signs on the property shall be located in accordance with Article 12, Signs.*
10. At the time of site plan review and prior to any ground disturbing activity on the site, limits and clearing and grading shall be shown on the site which ensures that existing vegetation which provides screening of the cemetery buildings from the adjacent single family neighborhoods is not disturbed. Such limits of clearing and grading shall be approved by DPWES. Any healthy vegetation deemed important for screening benefits that is damaged or destroyed during construction shall be replaced with an equivalent plant, subject to the review and approval of the Urban Forestry Branch. DPWES shall ensure that all steep slopes in the area of the proposed construction area stabilized.*
11. All parking for employees shall be provided within designated parking areas. All parking shall be on site.*
12. The hours of operation shall be limited to 7:30 a.m. to 4:30 p.m., Monday through Saturday.*
13. The height of the proposed mausoleums shall not exceed 22.3 feet.*
14. The trailer shall remain on site a maximum of five (5) years from the date of the issuance of the Non-RUP.*
15. The architectural elevations of the mausoleum shall be in general conformance with the elevations depicted in Attachment 1.
16. The applicant shall install a 5 foot wide sidewalk along the South Kings Highway frontage of the property in consultation with the Fairfax County Department of Transportation (FCDOT).

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



Statement of Justification

**Mount Comfort Cemetery
Special Permit Amendment #83-L-100-4
September 16, 2014
Revised February 11, 2015**

SCI Virginia Funeral Services, Inc. (the "Applicant") requests a special permit amendment to allow the siting of a family mausoleum at Mount Comfort Cemetery (referenced as Tax Map Parcel 92-2 ((1)) 0023). The Mount Comfort Cemetery is located at 6600 South Kings Highway (Virginia Route 663) within the Penn Daw neighborhood of Alexandria, Virginia, consisting of approximately 51.2 ac. The cemetery was initially established in 1945 with the initial Special Permit approved for the cemetery use by the BZA on March 13, 1984. This application proposes to amend the current Special Permit #83-L-100-3 previously approved by the Fairfax County Board of Zoning Appeals (BZA) on November 20, 1996.

Proposed Family Mausoleum

The family mausoleum is an existing structure and proposed to be relocated from a site within the City of Alexandria, Virginia. The mausoleum is 21.5 feet x 24.3 feet with 440 square feet total gross floor area and approximately 16 feet tall from slab to roof peak. The family mausoleum is proposed in an undeveloped section of the cemetery, on the southeast side of the subject property, adjacent to the cemetery administrative office building, greater than 50' to the nearest street-line (South Kings Highway), and greater than 50' to the nearest property boundary with South Kings Station Section Two Subdivision. There are no existing onsite burials that will be affected or require relocation due to the placement of the proposed family mausoleum. The architectural design is of classical style through use of granite and concrete. The family mausoleum has space for twelve (12) interments and will be limited to the family's future generations.

Existing Cemetery Operations

The Mount Comfort Cemetery has a variety of interments onsite ranging from and including in-ground burials and family crypts to community mausoleums for commercial sales. Other existing accessory structures throughout the subject property include an administrative sales office, storage/maintenance buildings, a crematorium, and miscellaneous statues/memorials. Four mausoleum structures were approved in 1996 as part of the current special permit amendment, where one of these four was built in 1997. Operating hours are between 7:30 am to 4:30 pm, Monday through Saturday, whereas the Memorial services are generally held between the hours of 9:00 am and 4:00 pm. Attendance at memorial services varies widely from a handful of persons to a few hundred. The proposed mausoleum conforms within the existing use and zoning (R-4) of the subject property and is in harmony with the adopted comprehensive plan. The structure will not adversely affect the use or development of neighboring properties as this structure is proposed within the existing cemetery. This application does not propose any modifications to the use, future community mausoleums, hours of business operation, number of patrons, number of employees, or signage at Mount Comfort Cemetery.

The Applicant is unaware of any known hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355, hazardous waste as set forth in Virginia Department of

Environmental quality Hazardous Waste Management Regulations, or petroleum products as defined in Title 40 Code of Federal Regulations Part 280 that will be generated, utilized, stored, treated and/or disposed of on the property. There are no storage tanks or containers present onsite and none are planned.

Parking/Transportation

There are nine (9) full time employees that utilize the administration building, 3 parallel spaces at the front of the office, and adjacent 9-space parking lot, where seven (7) parking spaces are required for a commercial office space per Zoning Ordinance Section 11-104.14. There are five (5) full-time maintenance employees that park within the fenced maintenance yard or as needed on the subject property. Cemetery patrons will continue to park along the existing private cemetery roads throughout, including those patrons visiting the proposed family mausoleum as there are no additional parking spaces proposed. Since no changes to the intensity or scale of the existing cemetery use are proposed, there will be no adverse impacts on traffic, the existing site entrance, or South Kings Highway.

Utility Services

The cemetery administrative office is served by public water and a private septic field, in addition to a separate septic tank serving the maintenance buildings. There are no utility extensions proposed as part of this special permit application, including water, sanitary, gas, electric, or telecommunications.

Environment

The site disturbance will be minimized to the extent possible and is anticipated to be less than 2,100 square feet. The proposed impervious area will be limited to the mausoleum footprint/portico and 5' concrete leadwalk. Overall this project proposes to have a very minimal increase in impervious area compared to the 51-acre site.

The property has three overall drainage divides, with two perennial streams exiting the site to the north west through Kings Landing Section 2C and the last drainage area exiting the site via storm sewer conveyance through South Kings Station Section 2. The family mausoleum is proposed to sheet flow into the existing onsite sewer system before exiting the site through the South Kings Station Section 2 without any adverse impacts to the downstream properties or structures.

Urban Forestry Management

The family mausoleum is proposed within a well-landscaped undeveloped portion of the cemetery. There are two evergreen trees that are shown within 100 feet of the proposed family mausoleum that will remain onsite. A landscape buffer, comprised of shrubs and evergreen trees, is proposed along the family mausoleum to screen the family mausoleum from the adjacent South Kings Station Section Two Subdivision, supplementing an existing six (6) foot board-on-board fence and 50' tall evergreen trees located on the adjacent property. Where a cemetery is considered a Type 5 community use adjacent to a Type 2 use (attached/multiple family dwelling), a Transitional Screening Type 1 Buffer is required. The landscaping is proposed along three sides of the family mausoleum in lieu of a transitional screening along the property line due to an existing electrical easement, restricting the ability to propose permanent structures or landscaping.

There are no additional requests to modify the current urban forestry conditions of SPA #83-L-100-3 (Conditions 5, 6, & 7), including allowing the existing vegetation and barriers along all remaining lot lines to satisfy the transitional screening and barrier requirements and to provide evergreen plantings between the previously approved community mausoleums and adjacent neighborhoods, between the mausoleums and South Kings Highway to screen these uses from the view of neighboring residences.

Permit Requirements

All site permits, if required, will be obtained prior to land disturbance as necessary in accordance with the Zoning Ordinance Article 17.

Conclusion

An amendment to Special permit #83-L-100-3 is requested to allow a family mausoleum at the Mount Comfort Cemetery site. The proposed use is consistent with the current site use as a cemetery and conforms with the applicable ordinances and regulations. There are no requested changes to the current Special Permit Conditions and no adverse impacts anticipated to the existing cemetery operations, traffic, environmental, or urban forestry conditions. We respectfully request your favorable consideration of this application.



1. Existing six foot wood board-on-board fence looking northeast (August 15, 2014)



2. View from the existing administrative office parking lot looking southeast. (August 15, 2014)



3. View of family mausoleum grave site and fence line, looking northwest (August 15, 2014)



4. Adjacent family crypts and fence line looking northwest towards South Kings Station Section Two (June 23, 2014)



5. Existing burial gardens looking southeast towards South Kings Station Section Two. (August 15, 2014)



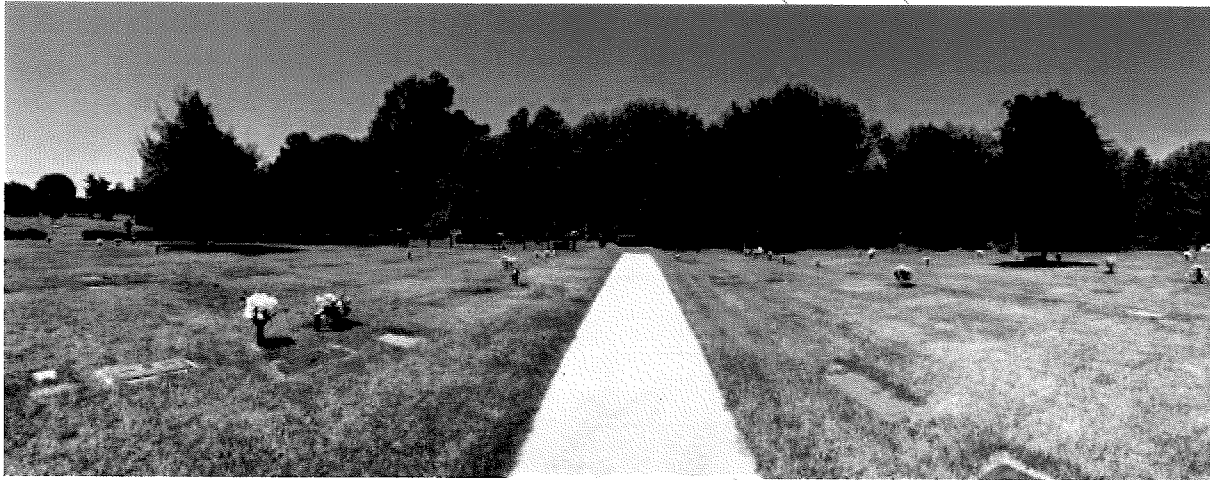
6. Existing burial gardens looking southeast towards Parcel "A" South Kings Station Section Two. (August 15, 2014)



7. Existing burial gardens looking east towards Parcel "A" South Kings Station Section One. (August 15, 2014)



8. Existing burial gardens looking north towards Kings Landing Section 2-B. (August 15, 2014)



9. Existing burial gardens looking north towards Kings Landing Section 2-C. (August 15, 2014)



10. Existing burial gardens looking towards Kings Landing Section 2-C . (August 15, 2014)



11. Existing burial gardens looking west towards Kings Landing Section 2C Parcel "C". (August 15, 2014)



12. Existing maintenance yard looking west (July 7, 2012)



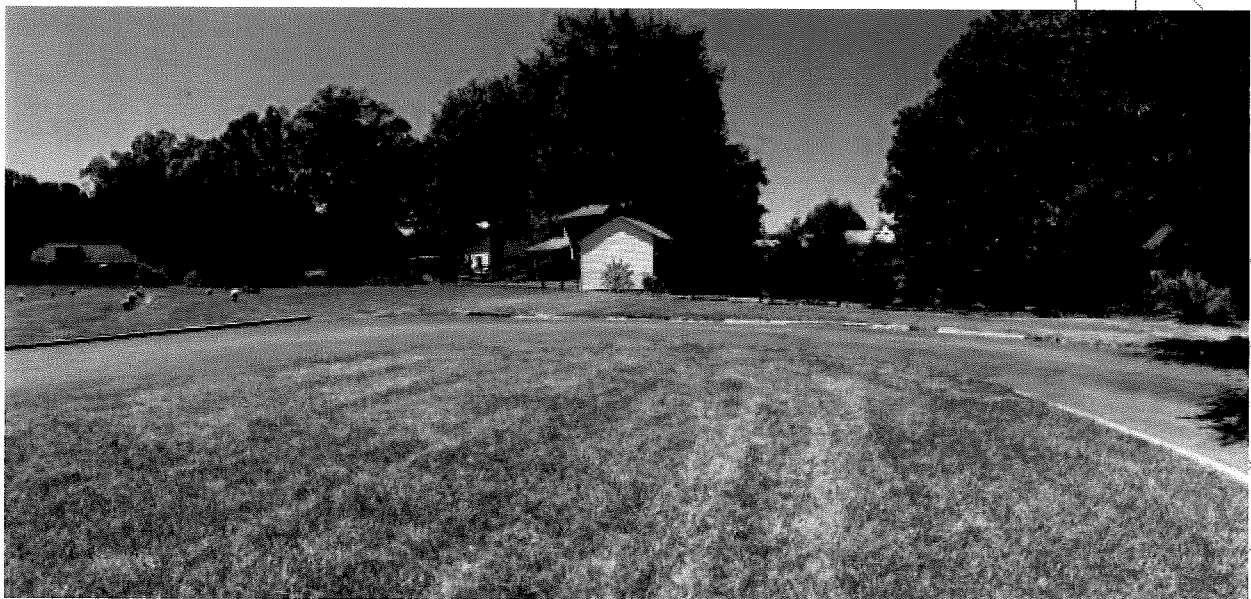
13. Existing Crematorium and Sitting Room (Structures E & G) (May 15, 2014)



14. View looking north of the Resource Protection Area (RPA) and existing compost shed. (June 24, 2014)



15. View from within the Resource Protection Area looking west towards Kings Landing Section 1-B.
(August 15, 2014)



16. Existing burial gardens looking northwest towards Kings Landing Section 1-A
and Groveton Heights Section 4. (August 15, 2014)



17. Existing burial gardens looking west towards Kings Landing Section 1-A and Groveton Heights Section 4.
(August 15, 2014)



18. Existing burial gardens looking southwest towards Groveton Heights Section 4. (August 15, 2014)



19. Existing burial gardens looking southwest towards Groveton Heights Section 4. (August 15, 2014)



20. Existing burial gardens looking southeast towards South Kings Highway. (August 15, 2014)



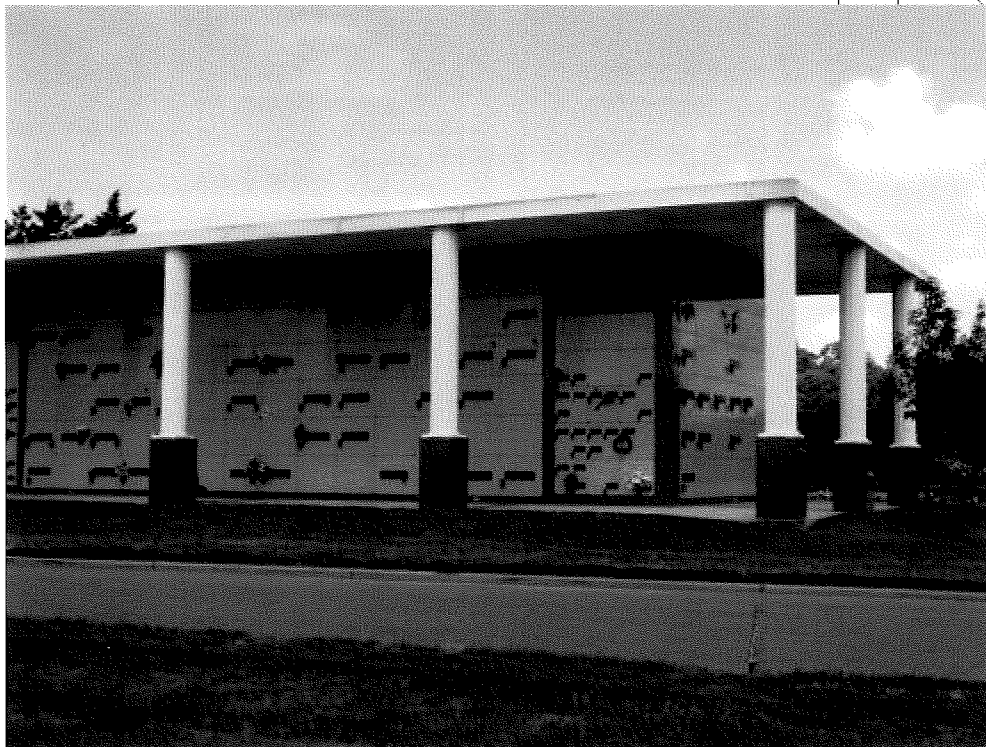
21. Existing burial gardens looking southwest along South Kings Highway. (November 20, 2013)



22. Existing mausoleums looking east. (November 20, 2013)



23. Existing mausoleum (existing structure B) and site of future mausoleum looking northwest (June 23, 2014)



24. Existing mausoleum (existing structure H) looking west (June 23, 2014)

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SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: January 21, 2015
 (enter date affidavit is notarized)

127004

I, Brenda Y. Barger, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) ☐ applicant
☒ applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
SCI Virginia Funeral Services, Inc F/K/A: IFS Virginia, Inc. Lotz Funeral Homes, Inc. D/B/A Mount Comfort Cemetery	1929 Allen Parkway, Houston, TX 77019	Owner/Applicant
Curtis G. Briggs	1929 Allen Parkway, Houston, TX 77019	Owner/Applicant
Ralph Destefano	6600 South Kings Highway, Alexandria, VA 22306	Owner/Applicant
christopher consultants	9900 Main St, 4th Floor, Fairfax, VA 22031	Engineers/Agent
Brenda Barger	9900 Main St, 4th Floor, Fairfax, VA 22031	Engineers/Agent
Dennis Quinn	9900 Main St, 4th Floor, Fairfax, VA 22031	Engineers/Agent
Thomas Hoffman	2461 Eisenhower Ave, Alexandria, VA 22331	Agent

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

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1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

SCI Virginia Funeral Services, Inc., 1929 Allen Parkway, Houston, TX 77019

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

SCI Funeral Services, LLC

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

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Special Permit/Variance Attachment to Par. 1(b)

DATE: January 21, 2015

(enter date affidavit is notarized)

127004

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

SCI Funeral Services, LLC, 1929 Allen Parkway, Houston, TX 77019

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Service Corporation International

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Service Corporation International, 1929 Allen Parkway, Houston, TX 77019

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☒ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Service Corporation International, the sole member of SCI Funeral Services, LLC, which is the sole member of SCI Virginia Funeral Services, Inc., the Applicant/Title Owner, is publicly traded on the New York Stock Exchange and has in excess of 500 shareholders

(check if applicable)

- ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

christopher consultants, ltd., 9900 Main Street, Suite 400, Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Christopher W. Brown
William R. Goldsmith, Jr.
Louis X. Canonico
William R. Zink

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

christopher consultants, ltd., 9900 Main Street, Suite 400, Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Michael S. Kitchen
Jeffrey S. Smith
Ruth R. Fields

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

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1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

none

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner**, **Limited Partner**, or **General and Limited Partner**)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

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1(d). One of the following boxes must be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

none

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

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(enter date affidavit is notarized)

127004

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

BRENDA Y. BARGER CHRISTOPHER CONSULTANTS, Project Mgr
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 21 day of January 2015, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: June 30, 2017

Notary Public



COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Amendment Application SPA 83-L-100-3 by IFS, VIRGINIA, INC. D/B/A MOUNT COMFORT CEMETERY, under Section 3-403 of the Zoning Ordinance to amend SP 83-L-100 for cemetery and crematory to permit additional mausoleums, site modifications and trailer, on property located at 6600 South Kings Highway, Tax Map Reference 92-2((1))23, Mr. Kelley moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on November 12, 1996; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.
2. The present zoning is R-4.
3. The area of the lot is 51.21 acres.
4. When the previous application came before the Board, there was a lot of discussion and concern expressed by the community about the number of uses that were non-residential in the area. The applicants listened to comments that were made and they sought another location which is the site of an existing institutional type use. This application simply seeks to replace one institutional use with another, although the activities might be at different periods during the week. On the plan, it is indicated as an institutional use and they have presented a reasonable argument for the location of the church and related facilities.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sections 8-203 and 8-204 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **GRANTED** with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application, 6600 South Kings Highway (51.21 acres), and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Alexandria Surveys, Inc., dated March 25, 1996, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Environmental Management. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.
5. Evergreen plantings, at least six (6) feet in height, shall be provided between the crematorium and mausoleums and adjacent neighborhoods, between the mausoleums and South Kings Highway and between the trailer and the adjacent neighborhood. The purpose of such plantings shall be to screen these uses from the view of neighboring residences. The exact type and location of the plantings shall be determined by the Director, DEM. The existing vegetation along all lot lines shall be deemed to satisfy transitional screening and barrier requirements.
6. Other than as required by Condition 5 and 7, no additional barriers shall be required around the perimeter of the site.
7. Transitional screening requirements around the perimeter of the site shall be satisfied by existing vegetation.
8. The maintenance yard area and road leading to the crematorium shall be paved.
9. Any signs on the property shall be located in accordance with Article 12, Signs.
10. At the time of site plan review and prior to any ground disturbing activity on the site, limits of clearing and grading shall be shown on the site plan which ensure that existing vegetation which provides screening of the cemetery buildings from adjacent single family neighborhoods is not disturbed. Such limits of clearing and grading shall be approved by the Department of Environmental Management (DEM). Any healthy vegetation deemed important for screening benefits that is damaged or destroyed during construction shall be replaced with an equivalent plant, subject to the review and approval of the Urban Forestry Branch. DEM shall ensure that all steep slopes in the area of the proposed construction are stabilized.
11. All parking for employees shall be provided within designated parking areas. All parking shall be on site.
12. The hours of operation shall be limited to 7:30 a.m. to 4:30 p.m., Monday through Saturday.
13. The height of the proposed mausoleums shall not exceed 22.3 feet.
14. The trailer shall remain on site a maximum of five (5) years from the date of the issuance of the Non-RUP.

These development conditions incorporate and supersede all previous development conditions.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through

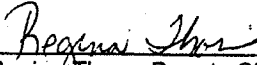
established procedures, and this special permit shall not be valid until this has been accomplished.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval* unless the use has been established or construction has commenced and been diligently prosecuted. The implementation of Phase I shall establish the use. The Board of Zoning Appeals may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

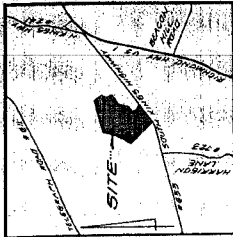
Mr. Pammel seconded the motion which carried by a vote of 7-0.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on November 20, 1996. This date shall be deemed to be the final approval date of this special permit.

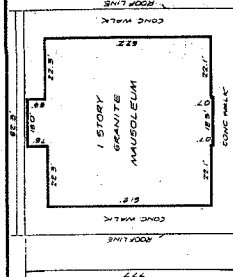
A Copy Teste:



Regina Thorn, Deputy Clerk
Board of Zoning Appeals



VICINITY MAP
SCALE: 1" = 200'

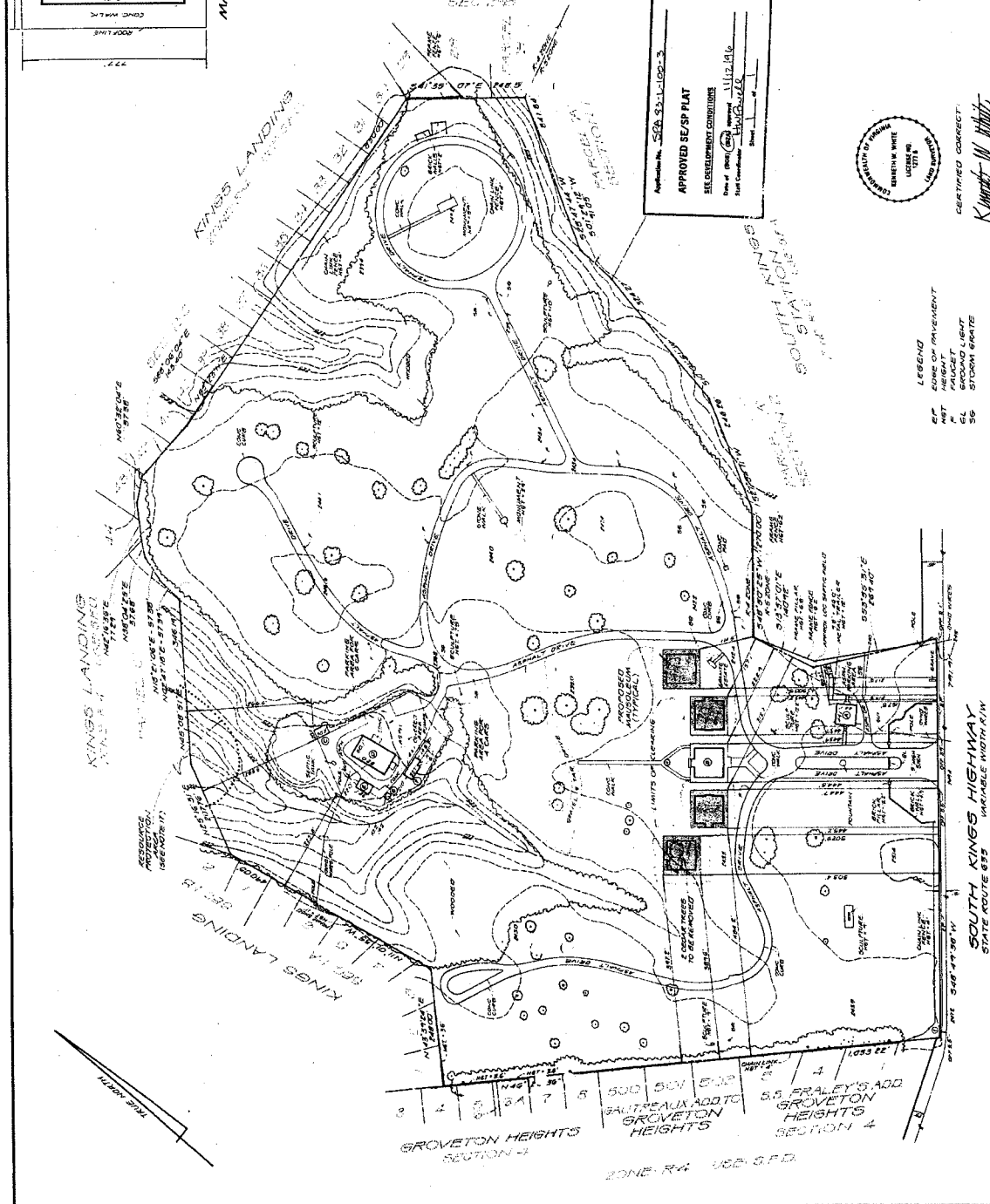


MAUSOLEUM DETAIL
SCALE: 1" = 20'

- NOTES:
1. THE PROPERTY DELINEATED HEREON IS LOCATED ON THE MAP SHEET 15 AND IS ZONED R-4.
 2. THE PROPOSED DEVELOPMENT IS SHOWN ON THIS PLAN AS EXISTING MAUSOLEUMS.
 3. THE SITE AREA IS 1.14 ACRES (49,400 SQ. FT.).
 4. BUILDING HEIGHTS:
 - A. MAUSOLEUM BUILDING: 17.5 FEET
 - B. MAUSOLEUM: 17.5 FEET
 - C. MAUSOLEUM: 17.5 FEET
 - D. MAUSOLEUM: 17.5 FEET
 - E. MAUSOLEUM: 17.5 FEET
 - F. MAUSOLEUM: 17.5 FEET
 - G. MAUSOLEUM: 17.5 FEET
 - H. MAUSOLEUM: 17.5 FEET
 - I. MAUSOLEUM: 17.5 FEET
 - J. MAUSOLEUM: 17.5 FEET
 - K. MAUSOLEUM: 17.5 FEET
 - L. MAUSOLEUM: 17.5 FEET
 - M. MAUSOLEUM: 17.5 FEET
 - N. MAUSOLEUM: 17.5 FEET
 - O. MAUSOLEUM: 17.5 FEET
 - P. MAUSOLEUM: 17.5 FEET
 - Q. MAUSOLEUM: 17.5 FEET
 - R. MAUSOLEUM: 17.5 FEET
 - S. MAUSOLEUM: 17.5 FEET
 - T. MAUSOLEUM: 17.5 FEET
 - U. MAUSOLEUM: 17.5 FEET
 - V. MAUSOLEUM: 17.5 FEET
 - W. MAUSOLEUM: 17.5 FEET
 - X. MAUSOLEUM: 17.5 FEET
 - Y. MAUSOLEUM: 17.5 FEET
 - Z. MAUSOLEUM: 17.5 FEET
 5. FOLLOWING ARE THE CONSTRUCTION DATES OF THE EXISTING STRUCTURES: ALL ARE TO BE RETAINED.
 6. THE MAUSOLEUM IS TO BE RETAINED.
 7. THE MAUSOLEUM IS TO BE RETAINED.
 8. THE MAUSOLEUM IS TO BE RETAINED.
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 16. THE MAUSOLEUM IS TO BE RETAINED.
 17. THE MAUSOLEUM IS TO BE RETAINED.
 18. THE MAUSOLEUM IS TO BE RETAINED.

**SPECIAL PERMIT
AMENDMENT PLAT
MOUNT COMFORT CEMETERY**
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 100' MARCHES, 1976

ALEXANDRIA SURVEYS, INC.
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306



CERTIFIED CORRECT:
Kenneth W. White
KINGSMITH WHITE & ASSOCIATES, P.C.

LEGEND
ST. OF PAVEMENT
ST. OF GRADE
ST. OF LIGHT
ST. OF GRADE
ST. OF GRADE

CURVE DATA			
NO.	DELTA	ARC	CHORD
1	110.00	88.54	87.47
2	110.00	88.54	87.47
3	110.00	88.54	87.47
4	110.00	88.54	87.47
5	110.00	88.54	87.47
6	110.00	88.54	87.47
7	110.00	88.54	87.47
8	110.00	88.54	87.47
9	110.00	88.54	87.47
10	110.00	88.54	87.47



County of Fairfax, Virginia

MEMORANDUM

DATE: April 3, 2015

TO: Laura Arseneau, Staff Coordinator
Department of Planning and Zoning

FROM: Samantha Wangsgard, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Mount Comfort Cemetery; SPA 83-L-100-4

The following review is based on the resubmission of SPA 83-L-100-4 and the associated Statement of Justification, electronically delivered to the Urban Forest Management Division on February 12, 2015. A site visit was conducted as part of the first submission SPA.

Based on the applicant providing a justification in conformance with Article 13 of the Zoning ordinance for a request to modify their transitional screening yard requirements to allow for an assortment of evergreens to be planted outside of the easement located along the eastern property line between the proposed building and existing residential units and submitting a revised plat identifying the location of these trees in February 2015, the Urban Forest Management Divisions previous comments have been adequately addressed and no additional comments have been generated.

The Urban Forest Management Division recommends approval of this application based on all tree and landscape related issues having been addressed.

SW/

UFMDID #: 197884

cc: DPZ File

Department of Public Works and Environmental Services

Urban Forest Management Division

12055 Government Center Parkway, Suite 518

Fairfax, Virginia 22035-5503

Phone 703-324-1770, TTY: 711, Fax: 703-653-9550

www.fairfaxcounty.gov/dpwes






County of Fairfax, Virginia

MEMORANDUM

DATE: April 3, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, Department of Planning & Zoning

FROM: Michael A. Davis, Acting Chief 
Site Analysis Section, Department of Transportation

FILE: SP 83-L-100

SUBJECT: SPA 83-L-100-04 – SCI Funeral Services, Inc.
Tax Map: 092-2 ((1)) 0023

This department has reviewed the subject application, dated September 16, 2014, and revised through February 11, 2015. The application requests to amend previously approved SPA 83-L-100-3, to permit the relocation of a family mausoleum to the subject property.

Access to the existing Mount Comfort Cemetery is via one driveway on S. Kings Highway. There is an existing sidewalk on the east side S. Kings Highway, across from the cemetery. There is a well-worn pedestrian path along the cemetery frontage, from the north side of the site driveway, connecting to the existing sidewalk on the adjacent parcel to the north (a residential townhouse community). Due to the lack of connectivity in pedestrian facilities, pedestrians are currently forced to cross S. Kings Highway near the site driveway to traverse the path between the existing sidewalk across from the cemetery, and the worn walkway and existing sidewalk link on the cemetery frontage. The Countywide Trails Plan recommends a major paved trail for this segment of S. Kings Highway.

The applicant previously submitted two waiver requests, 986-WROW-001-1 and 986-WTL-001-1, to waive ROW and trail requirements, respectively. The SPA plat shows an existing grave marker, located approximately 6' from the edge of pavement on S. Kings Highway, north of the site driveway. The applicant indicated that though this is the only marked burial site along the frontage, there are numerous other burial sites along the frontage (predating the Fairfax County 50' setback requirement), and that the relocation of such a number of graves would be a very costly and time-intensive process.

In response to these concerns, the applicant has agreed to build a 5' sidewalk (and an appropriate easement for the sidewalk) along their S. Kings Highway Frontage from the north

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
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Barbara Berlin, Director

April 3, 2015

Page 2 of 2

side of site driveway, to the existing sidewalk on the adjacent parcel to the north, providing buffers and grading where appropriate.

In light of the information regarding the location of existing burial sites, and the commitment to build the sidewalk segment, increasing needed pedestrian connectivity, this Department does not object to approval of the subject application.

MAD/VLH

cc: Laura Gumkowski/DPZ

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-203 Standards for all Group 2 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 2 special permit uses shall satisfy the following standards:

1. All uses shall comply with the provisions set forth in Chapter 3 of Title 57 of the Code of Virginia.
2. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, but in no instance shall an interment in any facility for the disposal of the dead be made within fifty (50) feet of a street line.
3. All uses shall comply with the performance standards specified for the zoning district in which located.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

8-204 Additional Standards for Columbariums, Mausoleums and Crematories

1. No columbarium or mausoleum shall be located closer than 50 feet to any lot line.
2. No crematory shall be located closer than 250 feet to any lot line.
3. Crematories shall meet all applicable federal, state and local emission control standards for incinerators.